

Subject: 08/29/2017 02:30 PM - Planning and Land Use Management Committee Meeting
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DATE: 08/29/2017
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 29, 2017

EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM, ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER CURREN D. PRICE, JR.

(Zina Cheng - Legislative Assistant - (213) 978-1074)

(Written comments on agenda items may be submitted to clerk.plumcommittee@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[17-0837](#)

TIME LIMIT: 9/11/17; LAST DAY FOR COUNCIL ACTION: 9/8/17

Communications from the Mayor and City Ethics Commission relative to the appointment of Mr. Vahid Khorsand to the Los Angeles City Planning Commission for the term ending June 30, 2022.

Financial Disclosure Statement: Filed.

Background Check: Pending.

Community Impact Statement: None submitted.

ITEM NO. (3)

[05-2658-S1](#)

CD 3

TIME LIMIT: 9/28/17; LAST DAY FOR COUNCIL ACTION: 9/27/17

Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC), and draft Ordinance relative to a Vesting Zone Change from [Q]R1-2D-CDO-RIO and (T)(Q)C2-2D-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO for the demolition of two single-family dwellings and the construction of a new 40-unit apartment building consisting of four stories, three residential levels over one at-grade parking level, with a height of 45 feet, on an approximately 24,526 square-foot lot, providing five percent of the total units for Extremely Low Income households and six percent of the total units for Very Low Income households, for the property located at 7132 North Amigo Avenue and 7131 North Baird Avenue, subject to modified Conditions of Approval.

Applicant: Gold Inc.

Representative: Athena Novak, Ahn Consulting

Case No. APCSV-2014-1117-VZCJ-CDO

CEQA No. ENV-2014-1119-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

REQUEST TO CONTINUE

[17-0808](#)

CD 14

TIME LIMIT: 9/27/17; LAST DAY FOR COUNCIL ACTION: 9/27/17

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC) relative to a Resolution for a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Commercial Manufacturing to Regional Commercial, a draft Ordinance effecting a Zone Change and Height District Change from CM-1-RIO to (T)(Q)C2-2-RIO, and an

appeal filed by Travis Schlink from the determination of the LACPC in approving:

A. a Master Conditional Use Permit for the sale and dispensing of alcoholic beverages for three uses, including:

1. the off-site and on-site sale and consumption of a full line of alcoholic beverages in connection with a food market/restaurant use;
2. the on-site sale and consumption of beer and wine in connection with a cafe use;
3. the on-site sale and consumption of a full line of alcoholic beverages in connection with a private club use;

B. a Zone Variance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27:

1. to provide a reduced aisle width and backup distance of 19 feet, eight inches, with respect to the automobile parking drive aisle fronting the automated parking facility loading pallets in lieu of the requirements set forth in LAMC Section 12.21-A.5;
2. to provide a reduced turning radius in connection with the egress turn onto the alley in lieu of the requirements set forth in LAMC Section 12.21-A.5;
3. to permit a reduced end stall width increase of two feet in lieu of the three feet otherwise required under LAMC Section 12.21-A.5(b);
4. to permit an automated bicycle valet for short-term and long-term bicycle parking in lieu of the location and siting requirements set forth in LAMC Section 12.21- A.16(e);

C. a Site Plan Review for a development which creates, or results, in an increase of 50,000 gross square feet or more of non-residential floor area;

for a change of use and addition to an existing, approximately 39,148 square-foot, two-story warehouse building with one subterranean level into a seven-story, approximately 131-foot high, 102,679 square-foot, mixed-use commercial development with a food market/restaurant, cafe, coffee bar, retail space, artist studios, and a private membership

club providing space for offices, a screening room, retail, a gym, a pool, photo studios, events, and a restaurant/lounge dispersed throughout the ground floor, second, third, fifth, sixth, and seventh levels, resulting in an increase in floor area of 63,531 square feet, with the total proposed Floor Area Ratio as 3.47 to 1, and the project providing automated parking to accommodate 241 vehicles and 40 bicycles contained within the existing basement level and new fourth level, for the property located at 929 and 939 East 2nd Street, subject to modified Conditions of Approval.

Applicant: Paolo Carini, Art District 4, LLC

Representative: Noel Hyun and Jerry Neuman, Liner, LLP

Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR

CEQA No. ENV-2016-1081-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[17-0376](#)

CD 4 Categorical Exemption (CE) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section One, Class Three, Category One and related CEQA findings, report from the South Valley Area Planning Commission (SVAPC), and an appeal filed by Macapa Drive Homeowners Association (Representative: Rob Glushon, Luna and Glushon LLP) from the determination of the SVAPC in approving CE No. ENV-2015-2642-CE for a major remodel of an existing, 3,284 square-foot, single-family dwelling with an attached, 440 square-foot, two-car garage, the demolition of 790 square feet of the existing dwelling, and the construction of a 1,730 square-foot addition, resulting in a total structure of 4,750 square feet with a maximum height of approximately 22 feet 6 inches, including a pool and approximately 1,255 square feet of hardscape, on an approximately 19,591 square-foot lot, not including the removal of any protected trees, nor any proposed grading, for the property located at 7123 West Macapa Drive.

Applicant: R.C. Thornton

Representative: David A. Lopez, Lopez Architecture

Related Case No. DIR-2015-2641-DRB-SPP-MSP-1A

CEQA No. ENV-2015-2642-CE-1A

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[17-0531](#)

CD 4 Categorical Exemption (CE) pursuant to the City California Environmental Quality Act (CEQA) Guidelines, Article Three, Section One, Class Five, Category 34 and related CEQA findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by George Abrahams from the determination of the CLAAPC in approving CE No. ENV-2016-1010-CE for the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C1-1D Zone, for the property located at 1917 North Bronson Avenue.

Applicant: Greg Morris, Victor's Square Hospitality, LLC

Representative: Margaret Taylor, Apex LA

Related Case No. ZA-2016-1009-PAB-1A

CEQA No. ENV-2016-1010-CE-1A

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[17-0864](#)

CD 4 **TIME LIMIT: 9/5/17; LAST DAY FOR COUNCIL ACTION: 9/5/17**
Categorical Exemption pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines, under Class 32, and Article III, Section One, Class Three, Category One of the City CEQA Guidelines, and appeals filed by Ann Whitford Paul, and Oscar P. Arslanian and Nyla C. Arslanian, from the determination of the Board of Building and Safety Commissioners in approving an application to

export 9,800 cubic yards of earth for the property located at 2937 and 2945 Glendower Avenue, subject to modified Conditions of Approval.

Applicant: Tony Russo

Owner: Glendower, LLC

Board File No. 170017

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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— Attachments: —

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